



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

January 10, 2022

6:00 p.m.

VIA TELECONFERENCE

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

6. MINUTES

Approval of the minutes of the December 13, 2021 Planning Commission Meeting

7. PUBLIC HEARING

(Continued from Planning Commission Meeting of November 8, 2021)

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 54 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 54-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

8. PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15301, Class 1 & Section 15302, Class 2

Conditional Use Permit Case No. 658-1

A request for the reconsideration of Conditional Use Permit Case 658 to allow the continued operation and maintenance of a 55-foot-high wireless telecommunication facility (stealth as a monopalm) and related improvements at 13917 Stage Road (APN: 8069-005-009) in the M-2, Heavy Manufacturing, Zone. (AT&T Wireless - Reliant Land Service)

9. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 594-10

A compliance review to allow the continued operation and maintenance of a cement batch facility, located at 13651 Rosecrans Avenue (APN: 805-029-010), in the M-2, Heavy Manufacturing, Zone. (Bender Ready Mix)

B. CONSENT ITEM

Conditional Use Permit Case No. 736-3

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street. (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA, Inc.)

C. CONSENT ITEM

Conditional Use Permit Case No. 793-1

A compliance review to allow the continued operation and maintenance of a 60-foot-tall V-shaped digital billboard with 14' x 48' display areas on property located at 13530 Firestone Boulevard. (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Outdoor Associates, LLC)

10. ANNOUNCEMENTS

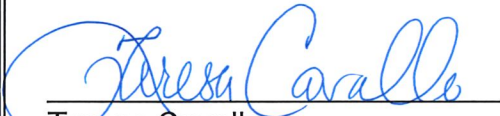
- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.


Teresa Cavallo
Planning Secretary

January 6, 2021
Date